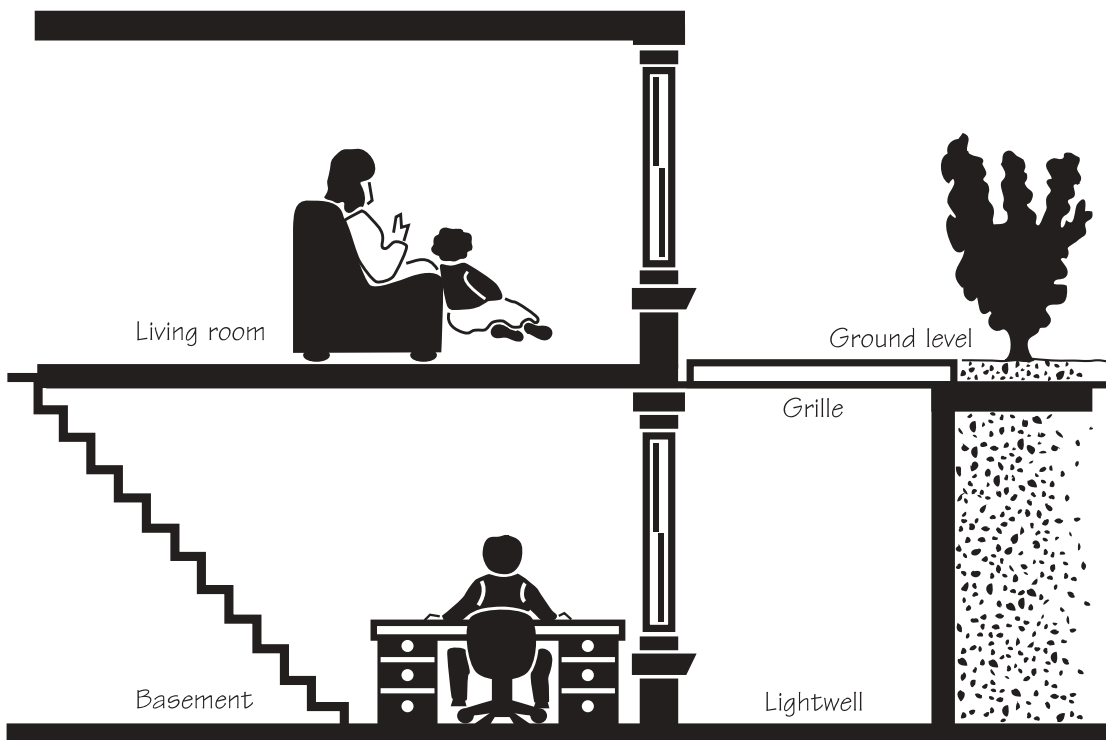


Supplementary Planning Guidance on **Residential Basement Extensions**



Wandsworth Unitary Development Plan
non-statutory supplementary planning guidance

December 2003



contents

section	page
status of supplementary planning guidance	1
introduction	1
summary of controls involved	2
additional space for an existing dwelling or creating a new basement flat?	2
design considerations	3
headroom	6
lighting	6
ventilation	7
means of escape in case of fire	7
structural considerations	8
underground services	9
drainage	9
damp and risk of flooding	9
shared drainage	10
construction issues	10
who to contact	11
appendix 1 - relevant UDP policies	13
appendix 2 - committee report	14

status of supplementary planning guidance

The guidance supplements the application of relevant policies in the adopted Wandsworth Unitary Development Plan and is a material consideration in deciding planning applications in line with Government Guidance in PPG12 (Development Plans - December 1999) paragraphs 3.15-3.17.

This supplementary planning guidance was approved by the Council on 14 February 2002 following public consultation. Appendix 2 describes the result of consultation and the Council's response.

introduction

what the guidance covers

- 1** This guidance is aimed primarily at householders who are considering converting an existing cellar into habitable accommodation, or excavating a new basement, to use in conjunction with the house above or the ground-floor flat. It sets out the main considerations that you, your architect, and your builder will need to take into account in planning a basement extension, and explains the Council's planning policies and other statutory requirements.

summary of controls involved

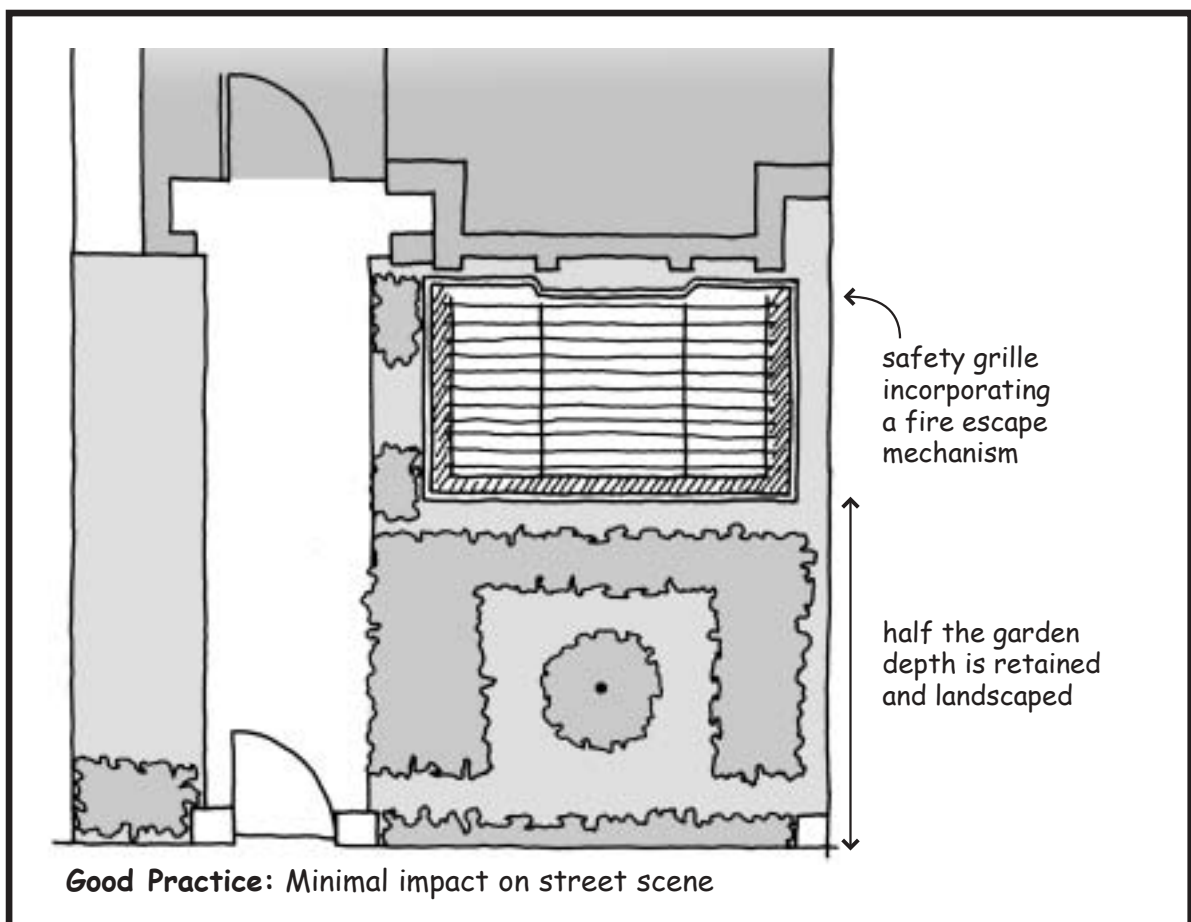
- 2 **Planning permission.** You will not normally need planning permission to use an existing cellar in conjunction with the house or flat above. If the property is a single house (as opposed to flats) you may also be able to enlarge a cellar without planning permission. However, if the house has already been extended, or if you live in a flat or maisonette, you will need planning permission for this. You will also need planning permission to excavate or enlarge a lightwell at the front of the house (and also in some cases at the side or rear). You would also need planning permission to use the basement as a separate dwelling. If you are in any doubt, it is best to check with the Planning Service first.
- 3 **Building control approval.** You will need building control approval for the excavation or enlargement of a basement. The work must meet the requirements of the Building Regulations, and habitable accommodation must also meet the fitness standards set by the Housing Act 1985.
- 4 **Highway licence.** You will need a license under the Highways Act for any activities on the highway, such as the parking of skips, the transfer of spoil, or erection of hoardings. You would also need the consent of the appropriate highway authority if your proposal involved any work under any part of the highway (including the footway). For most streets in the Borough the Council is the highway authority. The Council will also be able to let you know if you live on a main road which is now the responsibility of Transport for London.
- 5 **Party wall agreement.** You will usually need a party wall agreement with your neighbour(s). The Council is not itself involved in party wall agreements, although it has produced a leaflet explaining the procedures.

additional space for an existing dwelling or creating a new basement flat?

- 6 If you propose to create a new flat in the basement, separate from the rest of the building, additional considerations will apply. The Council has policies in its Unitary Development Plan (UDP) covering the minimum size of flats and the number that can be created in a house. The Council would also take into account whether a new flat would have adequate privacy and an acceptable outlook. The UDP is available on the Council's web site www.wandsworth.gov.uk. You should consult the Planning Service at an early stage to check whether the creation of an additional dwelling is likely to be acceptable.

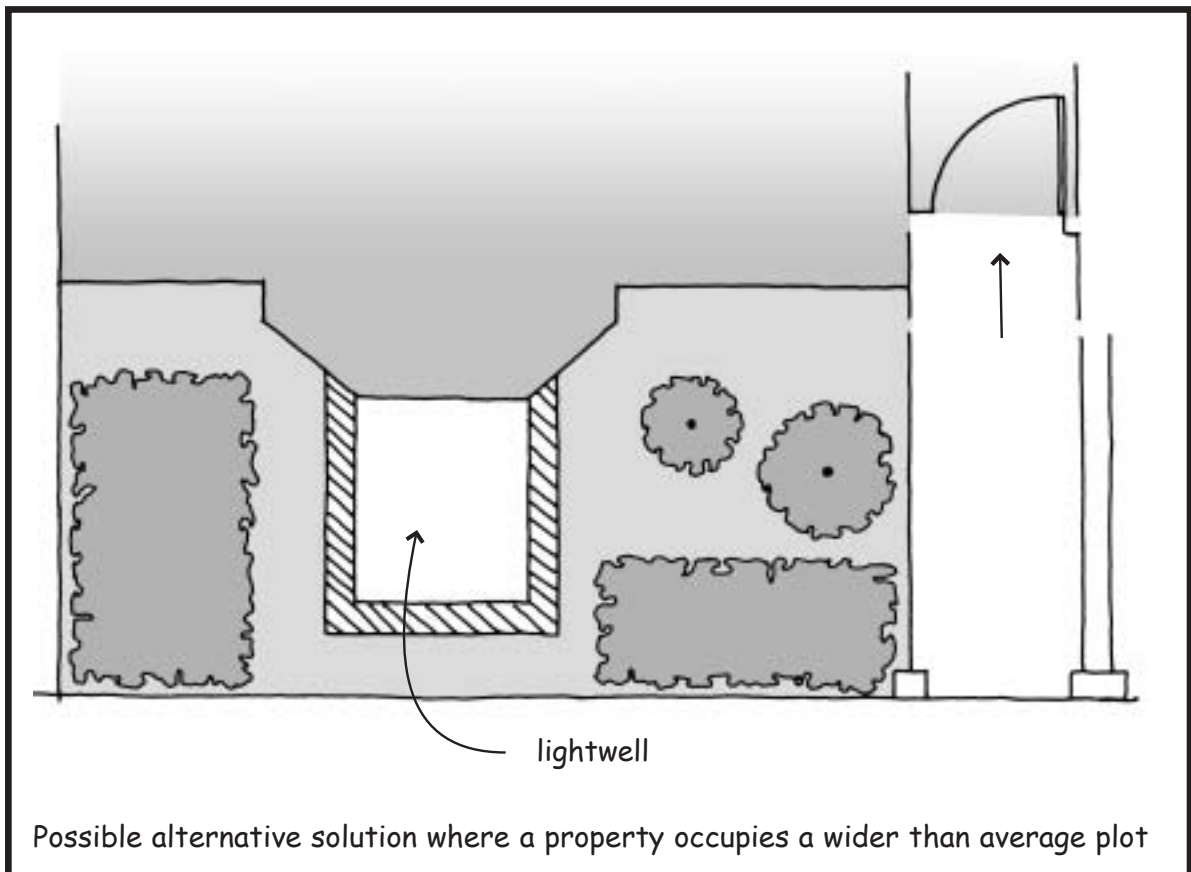
design considerations

- 7 Basements or semi-basements are an established feature of houses in some parts of the Borough, and in some streets lightwells occupy part or all of the space between the house and the footway. Most streets in the Borough, however, retain traditional front gardens, although many houses have cellars under at least part of the house. In streets where basements and lightwells are not a traditional feature, the excavation of a basement can have a significant impact on the appearance of the house and the street scene, both by enlarging the front elevation of the house itself and because part of the front garden may need to be removed to provide a lightwell.
- 8 Where basements are not a characteristic feature, it is particularly important to ensure that any new one is not so prominent as to dominate the front elevation of the house, and that the front garden is not dominated by a lightwell. The depth of the garden will affect the impact on the street scene. In a relatively long front garden, a lightwell is unlikely to be intrusive, and the basement accommodation will remain partly hidden from the street. On the other hand, a shallow front garden could be mostly or entirely lost to a new lightwell. This is unlikely to be acceptable in streets where this is not the traditional pattern. In many locations in Wandsworth, however, a basement may be achievable, but particular care needs to be taken to make sure that the scale and design fit in with the property and the street scene.



design considerations

- 9 The Council's Unitary Development Plan states (paragraph 159) that **"where lightwells are excavated at the front of houses to provide light to basements, at least half of the front garden depth should remain"**. This provides a general guideline to ensure that the lightwell does not dominate the front garden. In other words, the depth of the garden remaining at street/ground floor level (measured back from the boundary) should be at least as great as that of the excavated lightwell. In addition, policy H4(b) requires that **"adequate amenity space is left and garden setting is preserved after extending...."** The overall objective is to ensure that the alterations to the property are not unduly incongruous or intrusive. In appropriate circumstances, there may be scope for flexibility, for example where dictated by an established pattern of lightwells, or an unusual layout, such as a wider than usual plot.



design considerations

- 10** The Council's general policy on the design of alterations to residential properties applies to basement conversions. The Unitary Development Plan states (policy H4) that **"extensions and other alterations will be permitted if: (a) the scale, design and external materials are in keeping with the character of the building, adjoining properties and the surrounding area...."** The design of the front of a new basement should relate to the original building. In particular the size, position and design of windows should be dictated by those in the remainder of the front of the house. They should not necessarily be as large as those in the existing ground floor, nor aligned with them, as the basement accommodation is likely to be less grand than the ground floor with lower headroom. In any case, large picture windows or French windows are likely to look incongruous and should be avoided.
- 11** Construction of basements may involve an array of equipment and other features (referred to elsewhere in these guidelines), such as guard-railing, drainage and anti-flood equipment, skylights, fire escapes, etc. These can be intrusive features, adding clutter to the front garden. Cumulatively, they may have an unacceptable impact on the appearance of a property and the street scene generally. If they are necessary, their location, design and, possibly, screening should be considered at the outset and not as an after-thought, so that they can be fully taken into account at the planning stage.
- 12** An important consideration is the need to protect people, especially children, from falling into a lightwell. A drop of 600mm or more should be protected. Railings (1100mm high) can provide such protection, while allowing light to penetrate. However, in small gardens they can be an intrusive feature, competing for attention with the boundary wall at the front of the property. A horizontal grille over the lightwell can provide a less intrusive alternative and has the advantage of providing additional security. To provide access for maintenance and/or a means of escape, part of the grille would have to be openable, and possibly counterbalanced. Any such mechanism should be as unobtrusive as possible.
- 13** One possible approach is to roof over the lightwell to provide additional accommodation. However, skylights would need to be inserted to light the basement, and you would need to ensure that adequate arrangements are made for ventilation and possibly fire escape (see below). The structure needed to cover a lightwell can be particularly intrusive, and may not be acceptable in small gardens and other sensitive locations.

design considerations

- 14** In order to minimise the impact of a new basement, it is important that the remaining front garden is well landscaped, and that the boundary wall or fence is retained or re-instated. If you live in a flat and share the front garden, you will need the agreement of the other owners to the necessary works, and it will be important to agree with them how the remaining garden is to be re-instated and maintained.
- 15** This guidance applies throughout the Borough. If you live in a conservation area, however, it will be particularly important to respect the character and appearance of the area. Some houses in the Borough are listed as of architectural or historic interest, and these buildings are particularly sensitive to alterations that might affect their character. The Conservation and Design Group of the Planning Service can advise you further on conservation areas and listed buildings.

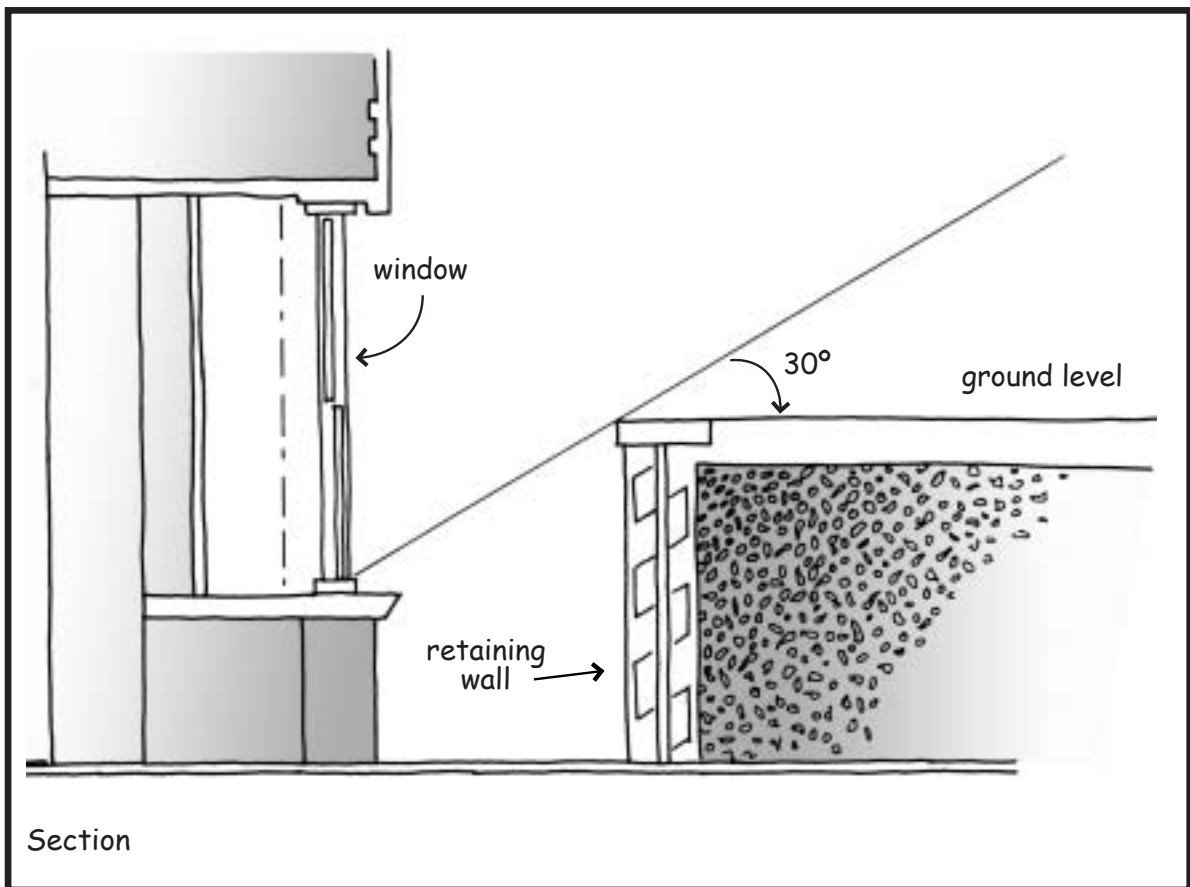
headroom

- 16** The depth of excavation needed to provide sufficient headroom is an important cost consideration. The headroom that you will need to plan for will depend on the way in which the basement is to be used. There is no statutory minimum requirement for ceiling heights, although the staircase should provide 2.0m headroom. It is, nevertheless, generally recommended that residential accommodation should have a minimum ceiling height of 2.15m where possible.

lighting

- 17** The Council's Unitary Development Plan (paragraph 153) states that **"additional habitable floorspace should have satisfactory daylight and sunlight"**. The levels that can be achieved will depend, in part, on the layout of rooms in the basement, the orientation of the property, and the position of nearby buildings. To meet the fitness standard in the Housing Act 1985 and avoid the need to rely on artificial lighting in normal daylight hours, habitable rooms should have natural lighting with windows or glazed doors equal to 10% of the floor area. Any solid obstruction, such as a wall, within 3m of the window, which would prevent light reaching this glazed area at an angle of 30° from the horizontal, should be avoided. This will affect the size and design of the lightwell.

lighting



ventilation

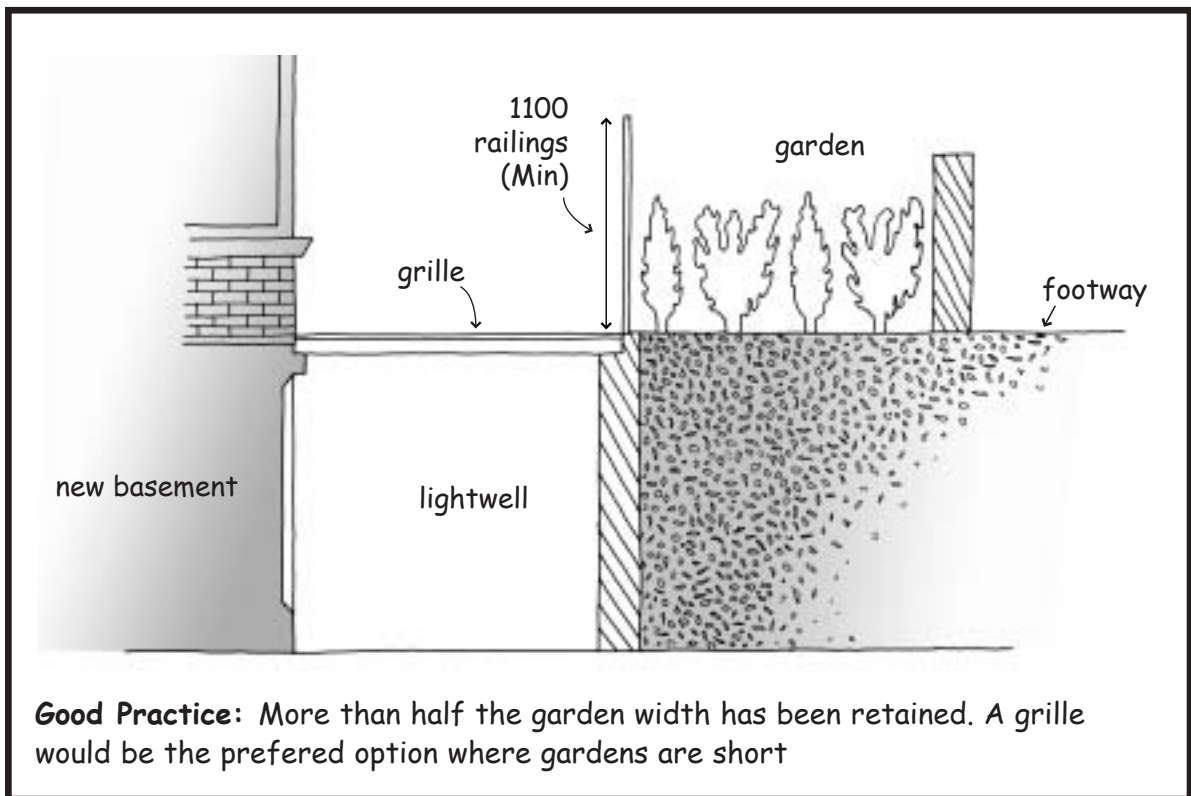
- 18** Half of the minimum glazed area (i.e. equivalent to 5% of the floor area) should be openable, with the top of the opening being at least 1.75m above the floor. Alternative arrangements will need to be made to ventilate a basement where the lightwell is roofed over. In any event, if a kitchen or bathroom is installed in a basement, you will need to incorporate mechanical extract ventilation.

means of escape in case of fire

- 19** Basement rooms should each be provided either with a door or suitably sized window giving access to a place of safety leading to external ground level, or with a protected escape route within the dwelling leading to a final exit. Stairs or ladders, and associated gates in any guard railings around the lightwell should be designed to be as inconspicuous as possible.

structural considerations

- 20** The foundations adjoining a new basement will need to be underpinned, and this may also be necessary if you plan to lower the floor of an existing cellar. You will need a party wall agreement with your neighbour(s) covering this. You will need to pay for any professional advice that your neighbour(s) employ on this.
- 21** A lightwell will need to be enclosed by a retaining wall. The size and structural design of this wall should be considered at the planning stage, as this will dictate the extent to which the wall will encroach on the remaining garden space and, therefore, on whether the lightwell is likely to be acceptable in planning terms.
- 22** If any retaining wall will be situated at or near the back edge of the pavement, it must be designed so as to provide adequate support for the adjacent highway.



- 23** The basement walls and floors and the lightwell should be designed to be capable of withstanding $\frac{2}{3}$ storey height of water pressure.
- 24** The basement ceiling must provide $\frac{1}{2}$ hour fire resistance in the case of a dwelling house, or 1 hour resistance if the building consists of flats. The basement must also be separated from the remainder of the house by means of a $\frac{1}{2}$ hour fire-resisting partition including the access door.

underground services

- 25 You will need to establish whether any water mains or supply pipes, electricity cables, or gas pipes will need to be relocated. You should consult the utility companies to check if any of their services or equipment would be affected by excavation.

drainage

- 26 You should establish the position and level of any drains or sewers before work starts, as you may need to move or lower existing drains. Any alteration to the route or level of existing drains may require approval by your neighbours and/or Thames Water.
- 27 If the drains are well below the level of the floor of the proposed basement, then conventional drainage can probably be used for any bathroom or kitchen in the basement. If, however, the waste needs to be raised from the basement, or if you need to lower existing drains under the house below the level of the sewer, you will need to install a macerator and pump. This should be regularly maintained.

damp and risk of flooding

- 28 The Council's Unitary Development Plan (paragraph 153) states that **"new habitable rooms should not be created in basements in areas subject to flooding"**. Habitable rooms include living rooms and bedrooms.
- 29 In some areas, cellars are vulnerable to groundwater seeping up through the structure, and this may be severe enough to cause flooding. Groundwater levels in London are rising. A basement to be used as living accommodation must be free from damp and, because it will be below ground, normal methods of damp-proofing will not usually work, and external tanking or other specialist waterproofing methods will need to be adopted. If you have an existing problem with water, you should check first that it is groundwater and not a leaking drain.

damp and risk of flooding

- 30 The Council's Unitary Development Plan (policy RDP10(a)) states that **"Development will not be permitted if: (a) it would be liable to risk of flooding unless it is accompanied by satisfactory mitigating measures..."**. Flooding of underground accommodation can arise from overflowing of drains or nearby watercourses, particularly during periods of exceptionally heavy rain and where the capacity of the sewers is limited, or the drainage infrastructure damaged. Where there is a significant risk of flooding, basements should not be used as sleeping accommodation. You may also need to consider measures to minimise any damage, for example to electrical circuits, that could arise from flash flooding. In locations where flooding has occurred regularly in the past, some basements had to be closed as habitable accommodation. The extent of this problem has been reduced by the completion of sewer relief schemes, and anti-flood valves can be installed to prevent foul water from entering the basement through the drains. A stainless steel non-return valve can be fitted in the last manhole before connecting to the main sewer. This valve requires greasing every year to ensure it does not stick. Thames Water can provide up-to-date advice on whether there is a known risk of flooding and whether an anti-flood valve should be fitted.

shared drainage

- 31 If you share your drainage with your neighbours, any equipment installed to prevent flooding will need to be accessible to them, as well as to Thames Water, in case it develops a fault.

construction issues

- 32 The construction of a basement is a substantial building project, involving excavation, the removal of spoil, concrete delivery and pouring, and the building work itself. The work should be planned to minimise nuisance to neighbours. As a general guideline, building operations audible at the site boundary should be confined to the hours of 07.30 to 18.00 (Mondays to Fridays) and 07.30 – 13.00 (Saturdays). The work can be particularly intrusive to your immediate neighbours, and you are advised to let them know in advance when work is planned to take place.

construction issues

- 33** The removal of excavated spoil is commonly achieved by the use of an enclosed conveyor belt, which draws excavated materials from the site, over the footway, and deposits it in a skip placed on the carriageway. The conveyor belt must be sited at least 2.3m above the footway. Contractors must ensure that this equipment meets all safety requirements. In most locations, the use of a grab lorry to empty a skip on-site is likely to cause obstruction to the highway. Skips should, therefore, be removed from the site to be emptied.

who to contact

Planning Advice and Information

If you wish to discuss your proposals before submitting a planning application, or for advice on whether planning permission is required and whether your proposals are in line with UDP policies, contact:

Putney area – 020 8871 6632 or 8411

Battersea area – 020 8871 6639 or 8412

Balham & Tooting area – 020 8871 8413 or 8416

Information on current planning applications and on the planning history of premises is available on the Council's website –

<http://www.wandsworth.gov.uk/planning/default.htm>

Copies of planning application forms can be downloaded, and the Unitary Development Plan (UDP) which contains the relevant policies, can also be viewed and downloaded.

Planning application forms can also be obtained from the Technical Services Reception on the 5th floor of the New Town Hall, between 9.00am and 5.00pm Monday to Friday, and between 9.30am and 12.30pm on Saturday, or by telephoning 020 8871 6637.

For a copy of the Council's Access Guidelines or Guidelines for Advertisement Control, contact the Borough Planner's Service at the Town Hall or telephone 020 8871 6650.

Building Control

For advice and information on building regulation matters, including retaining walls and means of escape in case of fire, contact Building Control on 020 8871 7620.

Environmental Health

Information on daylight requirements and fitness standards can be obtained from Environmental Services on 020 8871 6129.

who to contact

Highways

For information on traffic and highways issues, telephone 020 8871 6611
Skip licences can be obtained by telephoning 020 8871 8871.

Environment Agency

Information on flood risk arising from groundwater flooding can be obtained from the
Water Resources in the Environment Agency,

Telephone 01276 454535.

General information can be obtained from:

Development Planning

Environment Agency

10 Albert Embankment

London SE1 7SP

Telephone 0208 305 4003

Thames Water

General information, including flood risk and anti-flood devices can be obtained from:

Waste Water Customer Services Team,

Thames Water Customer Services

PO Box 436

Swindon SN38 1TU

Telephone 08457 200 897

Information and applications for new sewerage connections can be obtained from:

Development Services Department

Thames Water Utilities Ltd

Waste Water Connections

PO Box 81

BRENTFORD

Middlesex TW8 0EE

Telephone 08457 200 897

If you have any queries or require further assistance about the Council's planning policies,
phone 020 8871 6649 or write to:

Borough Planner's Service

Technical Services Department

Town Hall

Wandsworth High Street

London SW18 2PU.

e-mail: boroughplanner@wandsworth.gov.uk

appendix 1: relevant UDP policies

Chapter		Policy
Housing	Alterations and Extensions to Residential Properties	H4 and paragraph 153
Regeneration and Development Principles	Flooding	RDP10(a)

appendix 2: Planning Overview and Scrutiny Committee, 14 Feb 2002 Executive 25 Feb 2002

**Report of the Borough Planner on the results of
consultation on draft planning guidance on
residential basement extensions
Paper no. 02-259**

summary

This report describes the results of consultations on this draft guidance and recommends its approval as supplementary planning guidance to the Unitary Development Plan.

Recommendation

- 1** The Planning Overview and Scrutiny Committee are recommended to support the recommendation in paragraph 3.
- 2** If the Overview and Scrutiny Committee approve views, comments or recommendations on this report, these will be reported to the Executive for their consideration.
- 3** The Executive are recommended to agree the guidance on basement extensions as supplementary planning guidance to the Unitary Development Plan.

Background

- 4** On 15th November 2001, the Planning Overview and Scrutiny Committee considered a report on draft planning guidance on residential basement extensions (Paper No. 01-1016). The draft guidance was approved by the Executive on 26th November 2001, subject to consultations.
- 5** The guidance is a response to the increasing number of proposals being made for such extensions. It is aimed at householders, developers and builders, and provides advice on the quality and amenity of the underground accommodation being created. It aims to control the impact on the street scene, especially in conservation areas, arising from the excavation of lightwells in streets where these features are not currently found and from substantial changes to front elevations of the houses concerned. The guidance also covers advice on building regulations, environmental health and highway considerations.

appendix 2

Consultation

- 6 Copies of the draft guidance were sent to the Putney, Balham, Battersea and Wandsworth Societies, the Environment Agency and Thames Water Utilities, as well as to three companies specialising in basement conversions, and a sample of applicants who had recently submitted planning applications for basement conversions. The Wandsworth (Conservation Area) Advisory Committee (WCAAC) considered the guidance at their meeting on 8th January 2002. The document was also placed on the Planning News pages on the Council's website, where comments were also invited, and a press release was issued.

Responses to consultation

- 7 **WCAAC.** The guidelines were welcomed and commended for their clarity. It was suggested that the statements concerning listed buildings and conservation areas should appear in bold type.
- 8 The Wandsworth Society. The guidelines are clearly-written and helpful. Guidance is needed to avoid possible inconsistencies in decision-making and it is hoped that it will be fully adhered to when considering planning applications. Whilst the Society agree the contents, they suggest that there should be a stronger emphasis on the character of the property rather than a hard and fast rule relating to the retention of half the garden (UDP policy H5(h)). There should also be reference to minimising noise and nuisance to neighbours through good design of the completed basement (i.e. its eventual use and layout rather than building works). In addition, there should be specific reference to limitation of dust and noise during building works.
- 9 Environment Agency. A consolidated response was received from the Development Planning and Water Resources divisions. The Agency stresses the distinction between groundwater and surface water flooding. They comment that it is necessary to encourage people to check whether their property is vulnerable to groundwater flooding at the planning application stage. The Agency can advise on whether the local area has a record of a high water table or of groundwater flooding. Measures to deal with groundwater flooding are also indicated in their response.
- 10 **Thames Water Utilities.** If new or enlarged basements require new connections to found and surface water sewers, then permission from the Developer Services Department would be required. It is preferable that waste water is pumped to the surface and then allowed to flow by gravity to the public sewer. Where the basement is a separate dwelling the new property would have to be registered with Thames Water for the payment of water and sewerage charges. Under no circumstances should the basement increase the risk of flooding to either the basement itself or to any dwelling. It may be necessary to install "on site" flood protection in order to achieve this aim.

appendix 2

- 11 The London Basement Company Ltd.** The design of lightwells does need to be controlled. The Council's approach, which judges each basement conversion on its merits, is welcomed, unlike the approach of other boroughs which are introducing inflexible design models. The protection of a lightwell can be achieved by a horizontal grille, by lightwell railings, or by securing an area of the garden containing the lightwell with railings and a lockable gate. It is important that these options exist, as the solution will depend on the size of the garden, and style of the property. Problems have arisen where the garden is very short. In such cases, the preferred solution would be to maintain a sufficiently large lightwell but cover it with a walkable grille. Such a flush-fitting grille would retain the amenity space of a front garden and would not necessarily detract from the appearance, nor the light entering the property, and would allow for bin storage. Concern is raised over the limited size of skip allowed during construction works. Allowing larger skips retained on site during construction and emptying these with a grab lorry reduces the time taken to carry out the excavations and limits movements to one per day, rather than four or more skip movements per day.
- 12 Cellar Conversions Ltd.** There should be a specific policy on the type of railings that would be acceptable. Lightwells are a contentious issue. In areas where front gardens are small, the guidelines should include examples of good design which would show how means of escape and minimum light levels could be achieved. The use of large glazed areas, including glazed bays or glassed-over areas could help achieve this. There also needs to be a definite policy on the size of skips allowed. Some companies are using larger skips/grabs lorries than they have been permitted to use in the past.
- 13 Other Comments.** A local architect generally welcomed the guidance, but felt that the large skips and heavy lorries involved can result in cumulative damage to road surfaces. A Schedule of Condition should be taken before building activities commence. Any damage can therefore be defined and charged for accordingly. A cash deposit could also be enforced, subject to satisfactory clearance of the site.

Comments

- 14** The consultations confirm the need for particular care over the design of lightwells. Most of the consultees support the flexible approach in the guidelines, allowing for a variety of solutions depending on the nature of the property and the character of the area, and setting out the factors to be taken into account. Lightwells must be large enough to provide sufficient light and, often, a means of escape, without dominating the front garden. If these objectives cannot be met, a lightwell may not be achievable. Similarly the most suitable type of railings will also depend on the character of the street and the area, particularly in conservation areas. The guidance should not be prescriptive on these matters, but will be illustrated to amplify technical points and show examples of good practice.

appendix 2

- 16** One of the main areas of concern about these projects is the impact of excavation and construction work. The guidelines include general advice about minimising nuisance to neighbours. This would include noise and dust.
- 17** A number of consultees raised the question of the size of skip that can be used to deal with excavated spoil. Highway licences normally limit the size of skip used to 6 cubic metres (8 yards), although 16 yard skips have been allowed in some cases. Building companies seek to use larger skips, which do not need to be emptied so often. However, the larger skips have to be emptied in situ by grab lorries rather than being removed when full. While these arrangements may be feasible in some situations, particularly off the highway, the guidance indicates that in most locations, the use of a grab lorry to empty a skip is likely to cause obstruction to the highway, and that skips should therefore be removed to be emptied.
- 18** Other matters referred to by consultees are already addressed by the guidelines, including groundwater flooding and basement tanking, pumping of waste water to the sewers, and flood protection measures. The Council has no powers to control the layout and uses of rooms within basement conversions.
- 19** Bold type was used specifically to highlight UDP policies, in order to assist the cross-referencing of the guidance with these policies.
- 20** Appropriate contacts for further advice, including Council services and outside agencies, will be added to the guidelines.

Conclusion

- 17** The draft guidelines have generally been welcomed and supported in the responses to consultation. It is not considered that any changes to the guidance are necessary. Subject to the inclusion of a detailed Contacts section and explanatory illustrations, the guidance can now be confirmed as supplementary planning guidance to the Council's Unitary Development Plan.

I Thompson
Borough Planner
The Town Hall
Wandsworth
SW18 2PU

7 February 2002

appendix 2

Background Papers

The following background papers were used in the preparation of this report:-

- 1** Report to the Planning Overview and Scrutiny Committee 15th November 2001 (Paper No. 01-1016)
- 2** Representations received on the draft guidelines.

If you wish to inspect any of these documents, please initially contact the Committee Secretary on 020 8871 6006.

English

If you have problems understanding this in English please contact

Wandsworth Interpreting Service
Bedford House
215 Balham High street
SW17 7BQ
Tel: (020) 8672 1043/3649

Bengali

এই লিফলেটটি বুঝতে অসুবিধা হলে দয়া করে যোগাযোগ করুন:

ওয়ান্ডসওয়ার্থ ইন্টারপ্রিটিং সার্ভিস
Bedford House
215 Balham High Road
SW17 7BQ
ফোন:(020) 8672 1043/3649

Hindi

यदि आपको इसे अंग्रेज़ी में समझने में कठिनाई होती है, तो कृपया सम्पर्क करें:

वॉन्डज़वर्थ इन्टरप्रिटींग सर्विस
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215 Balham High Road
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Punjabi

ਜੇਕਰ ਇਸ ਨੂੰ ਅੰਗਰੇਜ਼ੀ ਵਿਚ ਸਮਝਣਾ ਤੁਹਾਡੇ ਲਈ ਮੁਸ਼ਕਿਲ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸੰਪਰਕ ਕਰੋ:

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Bedford House
215 Balham High Road
SW17 7BQ
ਟੈਲੀਫੋਨ: (020) 8672 1043/3649

Gujarati

જો આને અંગ્રેજીમાં સમજવી તમારા માટે મુશ્કેલ છે, તો મહેરબાની કરી સંપર્ક સાધો:

વોન્ડઝવર્થ ઇન્ટરપ્રિટિંગ સર્વિસ
Bedford House
215 Balham High Road
SW17 7BQ
ટૅલિફોન: (020) 8672 1043/3649

Urdu

اگر اسے انگریزی میں سمجھنے میں آپ کو کوئی مشکلات ہیں تو برائے مہربانی رابطہ قائم کریں:

وانڈزور تھ انٹرپریٹنگ سروس
Bedford House
215 Balham High Road
SW17 7BQ
(020) 8672 1043/3649 : ٹیلی فون

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Email: boroughplanner@wandsworth.gov.uk

Website: www.wandsworth.gov.uk/planning

**Borough Planner's Service
Technical Services Department**

